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U.S. DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

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ORIGINAL

UNITED STATES DISTRICT COURT  
NORTHERN DISTRICT OF CALIFORNIA

PVT

RICK FUTIA,

Plaintiff,

v.

BOREL BANK and TRUST  
COMPANY,

Defendants.

Case No. C 08-  
Civil Rights

COMPLAINT FOR PRELIMINARY AND  
PERMANENT INJUNCTIVE RELIEF AND  
DAMAGES: DENIAL OF CIVIL RIGHTS AND  
PUBLIC FACILITIES TO PHYSICALLY  
DISABLED PERSONS (CIVIL CODE §§ 54,  
54.1 AND 55; INJUNCTIVE RELIEF PER  
TITLE III, AMERICANS WITH DISABILITIES  
ACT OF 1990

Plaintiff, Rick Futia, alleges:

FIRST CLAIM FOR RELIEF: DAMAGES AND INJUNCTIVE RELIEF  
FOR DENIAL OF FULL AND EQUAL ACCESS TO A PUBLIC ACCOMMODATION:  
PUBLIC FACILITIES AT A RESTAURANT (Civil Code §§ 51, 54.1)

1. Plaintiff does not have the substantial use of his legs and is a "person with a disability" and "physically handicapped person". Plaintiff requires the use of a wheelchair for locomotion

1 and is either unable to use portions of public facilities which are not accessible to disabled  
2 persons who require the use of a wheelchair or is only able to use such portions with undue  
3 difficulty.

4 2. The "Bobbi's Coffee Shop" restaurant, located at 1361 South De Anza Blvd., Cupertino,  
5 California (the Restaurant) is a restaurant which is open to the public. Defendant owns,  
6 operates and/or leases the Restaurant or the land on which it sits.

7 3. Summary of facts: This case involves the denial of accessible parking and sanitary facilities  
8 to Plaintiff and others similarly situated at the Restaurant on June 5, August 19 and October 1,  
9 2007 (the Dates). Plaintiff was denied equal protection of the law and was denied Civil Rights  
10 under both California law and federal law, as hereinbelow described. Plaintiff was denied his  
11 rights to full and equal access at the Restaurant because of inaccessible sanitary facilities, which  
12 made the Restaurant not properly accessible to Plaintiff or to others similarly situated. Plaintiff  
13 seeks injunctive relief to require Defendants to remove the barriers, to comply with ADAAG  
14 and the CBC where required, to remove all barriers to access which are readily achievable, to  
15 make all reasonable accommodations in policy in order to enable Plaintiff and others similarly  
16 situated to use the Restaurant and at minimum, to use readily achievable alternative methods to  
17 enable Plaintiff to use the goods and services which the Restaurant makes available to the non-  
18 disabled public. Plaintiff also seeks the recovery of damages for his personal damages involved  
19 in the discriminatory experiences on the Dates, and seeks recovery of reasonable attorney's fees  
20 and litigation expenses and costs according to statute.

21 4. Jurisdiction: This Court has jurisdiction of this action pursuant to 28 USC § 1331 for  
22 violations of the Americans with Disabilities Act of 1990, 42 USC 12101 et seq. Pursuant to  
23

1 supplemental jurisdiction, attendant and related causes of action arising from the same facts are  
2 also brought under California law, including but not limited to violations of California Civil  
3 Code §§ 51, 54, 54.1 and 55.

4 5. Venue: Venue is proper in this Court pursuant to 28 USC 1391(b) and is founded on the fact  
5 that the location where Plaintiff experienced his discrimination is located in this district and  
6 that Plaintiff's causes of action arose in this district.

7 6. Intradistrict: This case should be assigned to the San Jose intradistrict because the incident  
8 occurred in, and Plaintiff's rights arose in, the San Jose intradistrict.

9 7. The Restaurant is a "public accommodation or facility" subject to the requirements of  
10 California Civil Code § 51, 54, 54.1 and 55.

11 8. Placeholder.

12 9. Defendants are and were the owners, operators, managers, lessors and lessees of the subject  
13 Restaurant at all times relevant herein. Plaintiff is informed and believes that each of the  
14 Defendants is and was the agent, employee or representative of each of the other Defendants,  
15 and performed all acts and omissions stated herein within the scope of such agency or  
16 employment or representative capacity and is responsible in some manner for the acts and  
17 omissions of the other Defendants in proximately causing the damages complained of herein.

18 10. Plaintiff and others similarly situated are disabled persons who require the use of a  
19 wheelchair and are unable to use public facilities on a "full and equal" basis unless each such  
20 facility is in compliance with the provisions of the Americans with Disabilities Act of 1990 and  
21 the regulations thereof. Under Civil Code §§ 51 and 54.1, Defendants were required to comply  
22 with the requirements of the Americans with Disabilities Act of 1990 and the federal  
23

1 regulations adopted pursuant thereto. The acts and omissions of which Plaintiff complains took  
2 place at the Restaurant.

3 11. Civil Code §§ 51 and 54, et seq., were enacted to prohibit discrimination against people  
4 with disabilities and to encourage the full and free use by people with disabilities of public  
5 facilities and other public places. CC §§ 51 and 54(c) state that a violation of the Americans  
6 with Disabilities Act of 1990 is a "violation of this section"; CC § 54.1(a) states that  
7 individuals with disabilities are entitled to "full and equal access" to public accommodations  
8 and that such access means that which meets the standards of Titles II and III of the Americans  
9 with Disabilities Act of 1990 and federal regulations adopted pursuant thereto; CC § 52 and  
10 54.3 state that minimum damages for discrimination are \$4,000 and \$1,000; CC § 54.3 states  
11 that a defendant who denies or interferes with a disabled person's rights of access is liable for  
12 actual damages and attorneys' fees.

13 12. Health & Safety Code § 19955 was enacted "To ensure that public accommodations or  
14 facilities constructed in this state with private funds adhere to provisions of Chapter 7  
15 (commencing with § 4450) of Division 5 of Title 1 of the Government Code." Such public  
16 accommodations include those which are the subject of this action. On information and belief,  
17 Title 24 California Code of Regulations, formerly known as the California Administrative  
18 Code, was in effect at the time of construction and of each alteration of work, all of which  
19 occurred after July 1, 1982, thus requiring access complying with the specifications of title 24  
20 for all such construction and for each such "alteration, structural repair or addition".

21 13. The Restaurant has a restroom which is inaccessible to people in wheelchairs.

22 On each of the Dates, Plaintiff went to the Restaurant for meal. On each occasion,  
23

1 Plaintiff was unable to use the restroom and when he needed to urinate, had to go outside to his  
2 truck and urinate into a bottle.

3 As a result, Plaintiff was humiliated and embarrassed, all to Plaintiff's damages in an  
4 amount according to proof.

5 14. Defendants' failure to remove all readily achievable barriers, institute policies in  
6 furtherance of accessibility or at least have an alternate policy to enable Plaintiff to use the  
7 goods and services offered to the non-disabled public without having to suffer the indignities,  
8 as aforesaid, was a violation of the California Building Code, the Americans with Disabilities  
9 Act and federal regulations adopted pursuant thereto, and as a consequence, was a violation of  
10 Civil Code §§ 51 and 54, et seq.

11 15. Injunctive relief: Plaintiff seeks injunctive relief to prohibit the acts and omissions by  
12 Defendants at the Restaurant as stated above which appear to be continuing, and which have the  
13 effect of wrongfully excluding Plaintiff and others similarly situated from using the Restaurant.  
14 Plaintiff frequently travels within a short distance of the Restaurant, and thus will either  
15 continue to use the Restaurant or will refrain from using the Restaurant until the barriers are  
16 removed. Such acts and omissions are the cause of humiliation and mental and emotional  
17 suffering of Plaintiff in that these actions continue to treat Plaintiff as an inferior and second  
18 class citizen and serve to discriminate against Plaintiff on the sole basis that Plaintiff is a person  
19 with a disability and requires the use of a wheelchair for movement in public places. Plaintiff is  
20 unable so long as such acts and omissions of Defendants continue, to achieve equal access to  
21 and use of this public facility. The acts of Defendants have proximately caused and will  
22 continue to cause irreparable injury to Plaintiff if not enjoined by this Court.  
23

1  
2 16. Damages: As a result of the denial of equal access to the Restaurant and due to the acts and  
3 omissions of Defendants and each of them in owning, operating and/or leasing the Restaurant,  
4 Plaintiff suffered a violation of Civil Rights including but not limited to rights under Civil Code  
5 §§ 51, 54 and 54.1, and suffered mental and emotional distress, embarrassment and humiliation,  
6 all to Plaintiff's damages. Defendant's actions and omissions to act constituted discrimination  
7 against Plaintiff on the sole basis that Plaintiff was physically disabled and unable to use the  
8 facilities on a full and equal basis as other persons. Plaintiff seeks the minimum damages of  
9 \$4,000 pursuant to CC § 52 and \$1,000 pursuant to CC § 54.3, for each of the dates that he  
10 patronized the Restaurant and for other subsequent dates when he would have patronized the  
11 Restaurant but refrained from doing so because of its inaccessible men's restroom. Plaintiff  
12 also seeks trebling of all of the actual damages as provided by Civil Code § 54.3.

13 17. Fees and costs: As a result of Defendant's acts, omissions and conduct, Plaintiff has been  
14 required to incur attorney's fees, litigation expenses, and costs as provided by statute, in order  
15 to enforce Plaintiff's rights and to enforce provisions of the law protecting access for disabled  
16 persons and prohibiting discrimination against disabled persons. Plaintiff therefore seeks  
17 recovery of all reasonable attorney's fees and costs, pursuant to the provisions of Civil Code §§  
18 52 and 54.3. Additionally, Plaintiff's lawsuit is intended not only to obtain compensation for  
19 damages to Plaintiff, but also to force the Defendants to make their facilities accessible to all  
20 disabled members of the public, justifying "public interest" attorney's fees, litigation expenses  
21 and costs pursuant to Code of Civil Procedure § 1021.5.

22 18. Wherefore, Plaintiff asks this Court to preliminarily and permanently enjoin any continuing  
23 refusal by Defendants to comply with the requirements of the Americans with Disabilities Act

1 of 1990 and regulations adopted pursuant thereto with respect to access of disabled persons to  
 2 the Restaurant; for statutory damages pursuant to CC § 52 and CC § 54.3; for actual and treble  
 3 damages pursuant to CC § 54.3 and for attorneys' fees and costs pursuant to CC §§ 52, 54.3 and  
 4 1021.5.

5 SECOND CLAIM FOR RELIEF:  
 6 VIOLATION OF THE AMERICANS WITH DISABILITIES ACT OF 1990  
 42 USC §§ 12101 FF

7 19. Plaintiff realleges the allegations of paragraphs 1-18 hereof.

8 20. Pursuant to law, in 1990 the United States Congress made findings per 42 USC §12101  
 9 regarding physically disabled persons, finding that laws were needed to more fully protect  
 10 "some 43 million Americans [with] one or more physical or mental disabilities"; that  
 11 "historically society has tended to isolate and segregate individuals with disabilities"; and that  
 12 "such forms of discrimination against individuals with disabilities continue to be a serious and  
 13 pervasive social problem"; that "the Nation's proper goals regarding individuals with disabilities  
 14 are to assure equality of opportunity, full participation, independent living and economic self  
 15 sufficiency for such individuals"; and that "the continuing existence of unfair and unnecessary  
 16 discrimination and prejudice denies people with disabilities the opportunity to compete on an  
 17 equal basis and to pursue those opportunities for which our free society is justifiably famous ..."

18 21. Congress stated as its purpose in passing the Americans with Disabilities Act (42 USC  
 19 §12101(b)):

20 It is the purpose of this act

21 (1) to provide a clear and comprehensive national mandate for the elimination of  
 discrimination against individuals with disabilities;

22 (2) to provide clear, strong, consistent, **enforceable standards** addressing discrimination  
 23



1 against individuals with disabilities;

2 (3) to ensure that the Federal government plays a central role in enforcing the standards  
3 established in this act on behalf of individuals with disabilities; and

4 (4) to invoke the sweep of Congressional authority, including the power to enforce the  
5 14th Amendment and to regulate commerce, in order to address the major areas of  
*discrimination faced day to day* by people with disabilities (emphasis added).

6 22. As part of the Americans with Disabilities Act, Public Law 101-336 (hereinafter the  
7 "ADA"), Congress passed "Title III - Public Accommodations and Services Operated by Private  
8 Entities" (42 USC 12181 ff). Among "private entities" which are considered "public  
9 accommodations" for purposes of this Title is a Restaurant (Regulation 36.104).

10 23. Pursuant to §302, 42 USC §12182, "No individual shall be discriminated against on the  
11 basis of disability in the full and equal enjoyment of the goods, services, facilities, privileges,  
12 advantages or accommodations of any place of public accommodation by any person who  
13 owns, leases or leases to, or operates a place of public accommodation."

14 24. Among the specific prohibitions against discrimination were included:

15 **§12182(b)(2)(A)(ii):** "A failure to make reasonable modifications in policies, practices or  
16 procedures when such modifications are necessary to afford such goods, services, facilities,  
17 privileges, advantages or accommodations to individuals with disabilities ...";

18 **§12182(b)(A)(iii):** "a failure to take such steps as may be necessary to ensure that no individual  
19 with a disability is excluded, denied service, segregated, or otherwise treated differently than  
20 other individuals because of the absence of auxiliary aids and services ..."; **§12182(b)(A)(iv):**

21 "A failure to remove architectural barriers and communication barriers that are structural in  
22 nature, in existing facilities ... where such removal is readily achievable"; **§12182(b)(A)(v):**



1 "Where an entity can demonstrate that the removal of a barrier under clause (iv) is not readily  
2 achievable, a failure to make such goods, services, facilities, privileges, advantages, or  
3 accommodations available through alternative methods if such methods are readily achievable".  
4 The acts and omissions of Defendants set forth herein were in violation of Plaintiff's rights  
5 under the ADA, Public Law 101-336, and the regulations promulgated thereunder, 28 CFR Part  
6 36ff.

7 25. The removal of each of the barriers complained of by Plaintiff as hereinabove alleged, were  
8 at all times herein mentioned "readily achievable" under the standards of the Americans With  
9 Disabilities Act. Because the Restaurant was not accessible, Defendants had an obligation to  
10 have some sort of plan which would have allowed Plaintiff to enjoy the Restaurant's goods and  
11 services without having to suffer the indignities as aforesaid.

12 26. Pursuant to the Americans with Disabilities Act, 42 USC 12188ff, §308, Plaintiff is  
13 entitled to the remedies and procedures set forth in §204(a) of the Civil Rights Act of 1964, 42  
14 USC 2000(a)-3(a), as Plaintiff is being subjected to discrimination on the basis of disability in  
15 violation of this Title or has reasonable grounds for believing that he is about to be subjected to  
16 discrimination in violation of §12182. On information and belief, Defendants have continued  
17 to violate the law and deny the rights of Plaintiff and of other disabled persons to access this  
18 public accommodation since on or before the Dates. Pursuant to §12188(a)(2), "In cases of  
19 violations of §12182(b)(2)(A)(iv) ... injunctive relief shall include an order to alter facilities to  
20 make such facilities readily accessible to and usable by individuals with disabilities to the  
21 extent required by this title."

22 27. Plaintiff seeks relief pursuant to remedies set forth in §204(a) of the Civil Rights Act of  
23

1 1964, (42 USC 2000(a)-3(a), and pursuant to Federal Regulations adopted to implement the  
2 Americans with Disabilities Act of 1990. Plaintiff is a person for purposes of Section 12188(a)  
3 of the ADA who is being subjected to discrimination on the basis of disability in violation of  
4 Title III and who has reasonable grounds for believing he will be subjected to such  
5 discrimination each time that he may attempt to patronize the Restaurant.

6 Wherefore Plaintiff prays for relief as hereinafter stated:

7 PRAYER

8 1. Issue a preliminary and permanent injunction directing Defendants to modify its  
9 facilities as required by law to comply with the ADAAG and the CBC where required, remove  
10 all barriers where it is readily achievable to do so, institute policies in furtherance of  
11 accessibility or at least have an alternate policy to enable Plaintiff to use the goods and services  
12 offered to the non-disabled public so that it provides adequate access to all citizens, including  
13 persons with disabilities; and issue a preliminary and permanent injunction directing  
14 Defendants to maintain its facilities usable by plaintiff and similarly situated persons with  
15 disabilities in compliance with federal regulations, and which provide full and equal access, as  
16 required by law;

17 2. Retain jurisdiction over the Defendants until such time as the Court is satisfied that  
18 Defendants' unlawful policies, practices, acts and omissions, and maintenance of inaccessible  
19 public facilities as complained of herein no longer occur, and will not recur;

20 3. Award to Plaintiff all appropriate damages, including but not limited to statutory  
21 damages, treble damages, general damages and special damages in an amount within the  
22 jurisdiction of the Court, all according to proof;  
23

1                   4. Award to Plaintiff all reasonable attorneys' fees, all litigation expenses, and all costs  
2 of this proceeding as provided by law; and

3                   5. Grant such other and further relief as this Court may deem just and proper.

4 Date: January 28, 2008

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7  
8 s/Thomas N. Stewart, III  
By: THOMAS N. STEWART, III,  
Attorney for Plaintiff  
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